

Property
Condition Report
For Bar / Restaurant

123 N. Chicago St.
Chicago, IL

Inspection Date: 1-1-11

BUILDING
PHOTO
REMOVED
FOR PRIVACY

Prepared for:
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ACCURATE INSPECTIONS & CONSULTING Inc.

- Home inspections
- Building assessments
- Code compliance

Housing Court assistance
Scopes of Work
Project consulting

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PROPERTY CONDITION REPORT

The following report describes conditions at the inspected property. An interior and exterior walk-through assessment was conducted, along with a visual and functional inspection of the mechanicals as possible.

This report covers existing conditions observed and potential problems that you should take into consideration. Any items needing repair may need further evaluation by a contractor. Overall costs for all repair or replace recommendations by the Inspector are ballpark figures only and should be reviewed in determining the real cost of purchasing a particular property. Final proposals by contractors can vary greatly depending on the decisions you make and what is found inside of walls or ceilings.

The Building appears to be in overall sound condition. The basic structure, i.e. floors, walls and ceilings show age typical signs of deterioration and wear. Various defects and conditions were found as outlined in this report.

Contents of this report are covered in their entirety by the "Agreement" between the "Client" and "Inspector".

PROPERTY INSPECTION CONDITIONS

Inspection			
Date:	1-1-11	Time:	1000
Weather:	Cloudy / sunny	Temperature:	+/- 40
Recent rain:	YES	Soil:	Damp
Water:	ON	Electric:	ON
Gas:	ON		
Client present during inspection:	YES	Other's present during inspection:	None- no interviews

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EXECUTIVE SUMMARY

The subject property is a vintage frame and brick building. The front ½ of the building is an original construction 2 story frame structure. The rear ½ consists of a one story brick addition. The rear portion of the building roof is partially built up as a wood recreation deck. Wood framed walls for the rear deck enclosure are severely rotted and leaning. One side is leaning outward over the public alley. Full removal is recommended as soon as feasible.

The building is in overall poor condition. Signs of deterioration, delayed maintenance, poor installations and non-compliant workmanship are abundant throughout all levels. As much as the space may appear to just need some cleaning and modernization, that idea is far from reality. Granted one can make anything functional but considering this will be a licensed public establishment, that may not work so well for various reasons.

Every building has issues. In this case many of the issues fall into expensive categories. Numerous non-compliant components will need to be replaced in relation to getting occupancy and license approval from the City. Other issues such as providing sufficient air conditioning and exhaust will need to be dealt with for reasonable daily business operation.

Deferred maintenance repairs will likely require numerous contractors. The problem with deferred maintenance in this building is that a lot of the items are not isolated components. If one defers maintenance on an isolated item, costs for that item don't necessarily go up. In this case, many of the expensive deteriorated conditions are inter-related, therefore costs will be substantially higher the longer repairs are delayed. Taking this into consideration, a lot of the repairs should be done sooner rather than over the longer term.

The exterior siding is a great example of this. The siding itself is already rotted and has reached the end of its' useful life cycle. It needs to be replaced at some point regardless of all else. Because the siding is open with many holes, water is entering the building structure on an ongoing basis. The longer repair is delayed, the more damage can occur to the building structure thereby increasing overall repair costs. There are numerous examples of this throughout the report.

EXECUTIVE SUMMARY *continued*

I would recommend budgeting post acquisition costs and repairs into at least several categories and funding. This can help in planning and budgeting rehab needs. These categories could include:

- General repairs
- General upgrades and improvements
- New equipment purchases
- City compliance and licensing related costs
- Plans and Permits
- Contingency costs

There are numerous side costs in this building that will add up. The 1st floor needs a complete new AC system. The two existing AC condensers are over 10 years old, remaining life span may be limited. This is another one of the important costs that can't necessarily be postponed too long.

As mentioned in the report, I suggest you take all factors into consideration when dealing with the electrical system in this building. Hiring an electrician who is experienced working in the City is highly recommended. There are numerous repairs needed. All Exit signs and System 3 lighting will need to be functional for occupancy. Please review the full report for details.

Various Code sections and related information are listed at the end of the report. This information is not all-inclusive. It is only meant to act as a primer for some of the issues you may have to deal with. The specifics of your license application will determine what various Code sections apply to your occupancy.

Someone on staff will also need to obtain a Food Sanitation Certificate. Please click on the following link for more information about this:

http://webapps.cityofchicago.org/healthinspection/code_reqs.jsp#sanitation_cert

We hope you find this report helpful and informative for your purposes. Please review and feel free to call with any questions or discussion regarding your plans.

If you have any questions about the general condition of your building in the future, we would be happy to assist you. We hope you find our service valuable and will recommend [AIC](#) to your friends and associates.

Sincerely,

Markus Keller, Inspector
[AIC](#)

We can provide additional copies of the attached report in various formats upon request.

Please visit our website for inspection related information www.aic-chicago.com

DEFECT SUMMARY

Soil comments & conditions

Concern: Gravel, grading and drainage appear to be an issue in the north gangway. There is essentially no place for water to go except down along the foundation wall. Extensive signs of water intrusion are evident along the north basement wall

Recommend: Installing a drainage membrane and grading to route water either to the front or rear to reduce seepage along the foundation wall

Defect: Weeds and saplings growing along south foundation wall in alley. Vegetation along the wall like this tends to contribute to water retention along the wall.

Recommend: Consider removing all vegetation and sealing along the wall to reduce water intrusion to the foundation wall.

*No adverse conditions observed

*No obvious surface signs of chemicals or hazards were observed

Structural and Foundation comments & defective conditions:

Defect: Extensive joist rot and sagging evident at 1st floor bar and visible in basement open drywall areas, this is likely due to water seepage; main room under 1st floor bar, water tank room, 2nd floor utility room at ceiling hole, at least 3 joists visible at water tank room

Recommend: remove drywall and fully assess and repair/replace joists

Defect: At least 17 foundation wall cracks counted along south wall, multiple cracks and bulging patch work at east wall

Recommend: have cracks structurally repaired by qualified mason

Defect: Suspect framing and shim work visible inside of 1st floor bathroom ceilings through access panels, joist damage at visible at 2nd floor utility room inside closet ceiling

Recommend: full assessment and proper repair by qualified carpenter

Defect: mortar erosion and water seepage at basement stone foundation walls

Recommend: provide proper repair by qualified mason

Defect: Possible perimeter wall framing deterioration and rot, top of 2nd floor roof parapets, wood clearly rotted out, extensive repairs needed

Recommend: full assessment and repair by qualified carpenter

DEFECT SUMMARY *continued*Exterior, Envelope & Roof comments & defective conditions:

Defect: Exterior wood and asphalt siding rotted and damaged with numerous holes, north, south and east elevations. This is clearly allowing water intrusion into the building and rotting to exterior wall framing

Recommend: Consider removing all existing materials and installing new substrate, insulation and siding. It is likely that needed framing repairs will become visible once siding is removed; proper repair by licensed Contractor

Defect: Exposed plywood and water saturation at south wall window board up. Top piece of plywood clearly taking in water. No flashing, caulk or water impervious materials visible. Water may be infiltrating behind plywood and causing wall damage around windows.

Recommend: Install flashings at top of plywood, cover with water impervious materials or replace board up; proper repair by licensed Contractor

Defect: Rotted and missing trims at window locations, top of east wall and various locations, multiple holes in north wall

Recommend: replace all rotted and missing components, proper repair by licensed Contractor

Defect: 2nd floor steel egress path legs sitting directly on roofing material. This can lead to premature material deterioration and leaks due to vibration and movement.

Recommend: Consider installing approved isolation pads, proper repair by licensed Contractor

Defect: Signs of rusting at roof top steel support I-beams; As a repair this is fairly inexpensive, as a replacement because repairs weren't performed it is a costly job.

Recommend: clean, prime and paint to reduce further rusting as soon as feasible by qualified Contractor

Defect: Broken coping tiles at various locations along roof

Recommend: proper repair by qualified roofer

Defect: South downspout not extended to ground and outward with elbow. This allows water to dump directly along the foundation. North downspout run not complete, corrugated tubing not secured. Appears to be not properly sealed.

Recommend: Proper gutter and downspout installation to avoid water seepage. Water seepage along the north basement wall may be a combination result of poor grading and upper wall water intrusion leaching down

Defect: mortar cracks and erosion at south and west masonry walls

Recommend: proper repair and tuck pointing by qualified Mason

Defect: rust at 1st floor rear door lintel, exposed wood over door, rear kitchen door defective, daylight visible and air leakage

Recommend: service lintels and wood by qualified contractor, replace door assembly

Defect: Southwest corner bollards rusted

Recommend: clean, prime and paint to reduce further rusting

Defect: Kitchen exhaust hood duct work rusted at roof area

Recommend: clean, prime and paint to reduce further rusting

Concern: no term bars at 1st floor roofing material to parapet walls, joints only caulked. Without term bars material tends to pull away over time and allow water entry into the wall

Recommend: monitor joints and consider installation of term bars; 1st floor roof appears to be in newer, good condition with no signs of leaks

Defect: AC unit set on 4x4 lumber, lumber clearly digging into roofing material. This can be contributing to the signs of roof leaks on the 2nd floor

Recommend: install proper isolation pad under AC condenser

Defect: 2nd floor roofing material – loose, un-attached roofing material along parapet walls, deteriorated flashings at all roof penetrations, poor seams at some locations, signs of roof leaks at 2nd floor ceiling

Recommend: repair or replace roof as desired by licensed roofer

Concern: North west end wall copers tilted into roof, routing all water onto roof, this can lead to premature roof deterioration and leaks

Recommend: consider level coping tile installation by qualified roofer

Defect: rear steel staircase and components very rusted

Recommend: immediate repair to avoid further deterioration by qualified contractor

Concern: unable to adequately verify joist, steel beam, joist hanger and nailing conditions for 2nd floor rear deck due to installed components

Recommend: consider removing some of the existing decking to assess joist conditions and provide any needed repairs

DEFECT SUMMARY *continued*Plumbing comments & defective conditions:

Defect: 1st floor urinal height of 29" off of floor may not be compliant under current standards, Standard height is typically substantially lower

Recommend: Full assessment and compliant repair by licensed Plumber

Defect: Non-compliant PVC drain lines in commercial space – 2nd floor bar sinks, 2nd floor urinals, 2nd flr. floor drains, 1st floor rear bar, 1st floor rear station sink, inside bathroom ceilings

Recommend: Compliant replacement by licensed Plumber

Defect: Old, non-functional water tank and 2 toilets stored in basement

Recommend: full removal

Defect: Attached water tank did not fire-up during hot water demand even though pilot light and knob were both 'ON'. Temperature knob set to full "HOT" setting. This tends to be an indicator that the tank is at the end of its useful life cycle. 50 gallon capacity is unlikely to load calc out for the amount of fixture units, especially if a dishwasher unit is installed, TPR pipe not low enough

Recommend: installation of a properly sized new water tank by licensed Plumber

Defect: Lead water service is crimped at floor level due to lack of support, water meter and meter spreader not attached or supported. The combined weight can continue to bend the lead pipe at the floor until water can no longer flow through
NOTE – this size service is unlikely to load calc out for the existing fixture units. I would recommend budgeting for future new water main installation

Recommend: Immediate compliant repair by licensed Plumber

Defect: Open sewer Y in basement behind cooler at west wall

Recommend: Compliant repair by licensed Plumber

Defect: PVC traps and vinyl tubing supply lines at various fixtures

Recommend: Compliant replacement by licensed Plumber

Defect: areas of supply and drain pipe poorly supported

Recommend: Compliant repair by licensed Plumber

DEFECT SUMMARY *continued*Heating comments & defective conditions1st floor front area furnace

Defect: Interior of unit very dirty, blower motor covered with dirt, unit pulling return air from within closet, this creates negative pressure and can affect combustion; rust and water damage inside of unit from leaks, poor vent motor replacement work, unit does not function via thermostat

Recommend: full clean and check service, proper repair by qualified HVAC technician

1st floor rear area furnace

Defect: Interior of unit very dirty, blower motor covered with dirt, unit sitting on wood floor

Recommend: proper repair by qualified HVAC technician

2nd floor furnace

Defect: Interior of unit very dirty, blower motor covered with dirt, unit pulling return air from within closet, this creates negative pressure and can affect combustion; return filter located directly in front of floor drain,

Recommend: proper repair by qualified HVAC technician

Defect: Holes in walls and ceilings at all furnace closets, lack of proper fire separation

Recommend: repair walls and ceilings to provide full fire separation throughout furnace closets

Concern: No source of dedicated heat in basement

Recommend: consider installing dedicated heat source

Defect: Gray plastic flexible duct used in 1st floor bathroom ceilings, typically not allowed in commercial applications, detached and rusting duct section in 1st floor bathroom ceiling areas

Recommend: verify non-compliance, provide repairs, install new approved materials as determined

*Note – some municipalities restrict the use of and type of flexible ductwork

DEFECT SUMMARY *continued*

AC & VENTILATION comments & defective conditions:

NOTE- AC will not be operated at temperatures below 65 degrees

Concern: Homemade AC supply made of corrugated tubing and motor running from basement walk-in cooler, through wall and ceiling up to bar area beer tap. This can easily be considered an unconventional set-up for cooling the tapper. Another concern is how this set-up affects the performance and temperature stability of the walk-in cooler.

Recommend: Assess and remove as desired, proper repair by qualified HVAC technician

Defect: No signs of intact make-up connections from furnaces to exterior. Old make-up air duct appears to be present in the 2nd floor utility room, duct does not come through roof however

Recommend: Full assessment and current Code requirements for proposed occupancy and make up air requirements by licensed HVAC professional, proper repair by qualified HVAC technician

Defect: AC condenser for the 1st floor rear furnace zone not present, lineset cut, no condenser on roof

Recommend: Install new condenser and components as desired by qualified HVAC technician

Concern: 2 existing AC units at front of building at least ten years old, limited lifespan may be remaining. Units are also lower efficiency rating causing higher operating costs, Units could not be run due to cold weather

Recommend: Full evaluation, service and/or replacement by qualified HVAC technician

Defect: no approved traps or air gaps at AC drain lines each furnace

Recommend: install proper drain assembly as per manufacturer specifications

DEFECT SUMMARY *continued*

Electrical comments & defective conditions:

Defect: top of old electrical service pipe open allowing water entry, SW corner

Recommend: remove or close pipe, Compliant repair by licensed Electrician

Defect: Top of existing 6x6 wood support mast for electrical service rotted out.

Recommend: The top of this post needs to be removed or sealed as soon as feasible to avoid further deterioration. Without repair this mast will rot out to the extent that the entire mast will need replacement. This will be expensive.
Compliant repair by licensed Electrician

Defect: 3 electrical panels in kitchen in poor condition, multiple open breaker slots, breakers not labeled, mismatched; 1 panel in 2nd floor utility room, 2 open breaker slots

Recommend: Compliant repair by licensed Electrician

Defect: numerous extension cords being used throughout building presumably due to insufficient receptacles

Recommend: Compliant repair by licensed Electrician

Defect: broken lights, detached & open conduit, open electrical boxes throughout building; rear of building at 2nd floor roof top area, 1st floor bathroom ceilings inside of access panels,

Recommend: Compliant repair by licensed Electrician

Defect: Exit signs and System 3 lights not all functional

Recommend: Compliant repair by licensed Electrician

Mold like substance (MLS): areas of concern

Defect: Extensive signs of mold like substance throughout basement walls; drywall and plywood partition walls, north stone wall along stairs, behind 1st and 2nd floor bar areas, limited bathroom locations

Recommend: Compliant remediation by qualified contractors

*NOTE – additional MLS is likely to develop until water intrusion issues are resolved; intrusive investigation may reveal additional MLS inside of walls
Full assessment and remediation is needed by licensed professionals*

DEFECT SUMMARY *continued*Interior comments & defective conditions:

Defect: Glo-Warm gas heater at 1st floor front door typically not approved for this occupancy or location, no access to gas valve for shut-off

Recommend: compliance assessment and/or removal

Defect: various holes in walls and ceilings throughout all rooms, all levels, rotted and open wood paneling 1st floor east wall, loose and hanging ceiling tiles 1st floor rear bar, 2nd floor ceiling roof leak damage, kitchen walls and ceilings damaged

Recommend: proper repair as desired all locations

Defect: At least 3 through wall exhaust fans poorly installed, poor weather sealing on exterior side, vanes not closing fully, very noticeable cold air drafts coming in

Recommend: consider replacement with approved weather tight units

Defect: floor areas broken tiles and rotted out plywood sub-flooring; behind 1st floor bar, behind 2nd floor bar in corner, daylight visible along floor at south wall behind coolers

Recommend: full removal, replacement and repair by qualified contractor

Defect: rotted and broken wood at top of both bars, exposed framing on back side of bar walls, signs of mold like substance

Recommend: repair or replace as desired by qualified contractor

Defect: Trip hazard, ripped vinyl floor covering at steps up to seating, 1st floor rear bar, damaged carpet in rear room, loose carpet on stairs to 2nd floor

Recommend: proper repair or replacement by qualified contractor

Defect: Extensive water and mold damage to basement partition walls

Recommend: full removal of all walls and framing as determined

Defect: broken ceramic floor tiles in bathrooms, bars and 2nd floor utility room

Recommend: Compliant repair or replacement by qualified contractor

Defect: Cracks and holes in basement concrete floor. This can contribute to water and rodent entry

Recommend: repair as desired

Concern: lots of brown sticky substance on 2nd floor ceiling and can lights, unable to determine origin, may be part of roof leak or lots of soda thrown on ceiling, undetermined

Recommend: full assessment and cleaning

Concern: finish on hardwood flooring dirty and worn, if finish becomes too damaged, wood itself will end up damaged

Recommend: consider sanding and refinishing

Kitchen and Bathroom comments & defective conditions:

1st floor Men's bathroom -

Defect: Vanity bowl cracked, Graffiti on mirror, Right urinal cracked with multiple chips, heat cable on vanity supply pipes – freeze concern; multiple cracked floor tiles, poor seal at floor drain, missing switch at 2 switch opening cover on wall

Recommend: Compliant repair by qualified and licensed contractors in all trades

1st floor Women's bathroom -

Defect: Cracked sink, cracked floor tiles, dimmer switch on wall does not seem to operate anything

Recommend: Compliant repair by qualified and licensed contractors in all trades

Defect: Bathroom exhaust fans do not appear to be vented to the exterior, unable to locate exterior terminations

Recommend: Verify and install compliant hard pipe for venting bath exhaust fans to exterior with proper terminations, repair by qualified contractor

2nd floor Men's bathroom -

Defect: 25" egress path may not be compliant for occupancy, broken door, no GFCI receptacle, PVC at urinals and floor drain

Recommend: Compliant repair by qualified contractor

2nd floor Women's bathroom -

Defect: 24" egress path may not be compliant for occupancy, broken door, vinyl and PVC components at vanity

Recommend: Compliant repair by qualified contractor

Basement employee bathroom -

Defect: defective ceiling tiles, not grouted, tiles does not seem secure; wall damage from water and mold, exhaust fan not properly vented to exterior

Recommend: Compliant repair by qualified contractor

HAZARDOUS CONDITIONS:

Any items listed as hazardous should be carefully considered. Hazardous conditions can adversely affect the health and safety of Building occupants. Such items should be evaluated by a licensed professional in that field and repaired or replaced immediately.

Hazardous Defect: trip hazard at 2nd floor rear egress walkway from walkway over coping tile to stair platform. This can be a major issue during normal or emergency egress. Patrons could stumble and fall through the railing or down the stairs

Recommend: Install smooth graded ramp to eliminate height differences, lower brick wall section to even out egress path

Hazardous Defect: section of guardrail missing at 2nd floor roof egress path

Recommend: install compliant guardrail section

Hazardous Defect: Roof top patio north and south walls clearly rotted and leaning towards alley. Collapse could lead to serious injury

Recommend: removal or repair of walls as soon as feasible

Dangerous and Hazardous Defect: Electrical service easily reachable from top of rear stairway platform. This should be considered an electrocution hazard.

Recommend: Install approved barrier to dis-allow human contact with service connection. Compliant repair by licensed Electrician

Dangerous and Hazardous Condition: Live buss main switchboard in kitchen, no way to lock access door, door opens easily, this should be considered an electrocution hazard

Recommend: Verify compliance of installation by licensed electrician, install an approved locking mechanism at live buss door for safety; Compliant repair by licensed Electrician

NOTE – Any alterations to this switchboard are likely to trigger replacement requirements under the current Code. Replacement cost will be substantial. I suggest you fully evaluate all code requirements prior to performing any work on this unit.

Hazardous Defect: open ended BX cable next to 1st floor rear furnace closet, potential electrocution hazard

Recommend: Compliant repair by licensed Electrician

BUILDING CONSTRUCTION

The subject property is a vintage 2 story frame building located on a standard City lot. A one story newer brick addition is located at the rear of the original building. The building runs almost lot line to lot line. There is no garage or parking area.

Building – Units			
Address:	123 N. Clark	Rooms:	~ 8
# of Units:	1 Mercantile	Bathrooms:	2 Men's, 2 Women's 1 Employee
Approximate age:	+/- 110 years	Enclosures:	None
Approx. building size:	23x110	Approximate unit size:	2530 sq.ft. – 1 st flr. 1200 sq.ft. – 2 nd flr. 1200 sq.ft. – Basement

Construction			
Construction Class. :	Frame – 4B	Style:	Vintage
Occupancy Class. :	F, C-2	Stories:	2
Basement:	YES	Basement unit ceiling height:	<7'

Environmental Considerations			
Mold like substance (MLS):	YES	Locations:	Basement
Lead-based paint:	Undetermined	Indicators:	
Above grade Oil tanks:	NO	Asbestos wrap on heating pipes or 9x9 tile:	NO

NOTE – Construction classification is based on the lowest construction method present

8.4.1 – SITE: SOIL, VEGETATION & GRADING CONDITONS

The intent of this section is to note to what extent if any, soil levels or vegetation conditions are or may cause damage to foundation walls or finish wall surfaces. This inspection report does not include the testing of soils for composition, hazards or fertility. Visible signs of hazards will be noted in this report. Specific soil concerns should be addressed by a licensed professional in that field.

- Front (east) elevation- Public sidewalk, concrete
- Rear (west) elevation- Public alley, concrete
- Side (north) elevation- Gravel
- Side (south) elevation- Alley, pavement, dirt and weeds

Soil level too high in relation to foundation wall: NA

Soil level too high in relation to exterior wall: NA

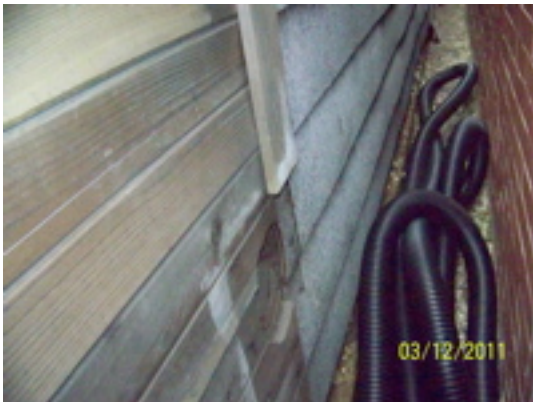
Soil level too high in relation to siding: NA

Are plants planted too close to exterior walls: YES

Locations: Along south wall

Are trees or shrubs planted too close to foundation wall: NO

Are roots or vegetation heaving sidewalks? NO



Gravel and corrugated tubing
Used for downspout



Vegetation along south wall

Vegetation Notes

- *Plants & Bushes should be planted 18" away from walls, regardless of construction type to reduce water transfer onto the walls during rain or watering and to reduce water levels at the foundation wall.*
- *Areas that slope towards building should be built up with appropriate soil to slope away from the building.*

8.4.2 - STRUCTURE & ENVELOPE

Foundation

Foundation type: Stone and masonry
 Is foundation exposed at exterior? Partial – south wall
 Is foundation exposed at interior? YES – most areas in basement

Foundation Wall conditions	Age typical conditions	Defective conditions	Comments
North		X	Black mold growing on wall along stairs
South		X	Signs of water intrusion
East		X	Mostly dry but signs of erosion
West		X	Signs of erosion and seepage
Visible cracks		Y	Various locations all walls
Visible separation		Y	Age typical all walls
Visible holes		Y	Small, mostly erosion

Wall and floor areas throughout the basement were mostly dry to damp during the inspection. Floor joints at walls were open and closed depending on location. Age typical cracking was evident at wall and floor surfaces.



Typical wall seepage signs



Seepage and mold signs at north wall

STRUCTURAL COMPONENTS

Joists and Rafters

Structural components	Size	Type	Functional condition	In need of repair	Comments
Basement		Concrete		X	
1 st floor	2x10	Wood		X	
2 nd floor	2x10	Wood		X	
Rafters	2x8	Wood		X	
Main beam	6x6	Wood		X	
Support posts	6x6			X	
Steel lintels				X	

Repairs needed at all areas.



Typical foundation wall cracks



Rotted, unstable floor behind 1st Floor bar area



Typical rotted, un-supported joists



Typical rotted and cracked joists



Top of 2nd floor parapet wall
rotted out



Basement ceiling water damaged
drywall and joist damage

Foundation Notes

- Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that **THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.**
- In Chicago, odds are, every basement will leak at some point.
- The biggest enemy of a foundation is water. Excess water from greenery, sprinklers or downspouts should be avoided. You should check such conditions around perimeter walls periodically. Indentations in soil along walls can be an indication of developing problems.
- Ideally 8" of the foundation wall should be exposed above the soil line
- Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.
- It should be understood that in the Chicago-land area every basement will likely leak at some point. Often times this is due to conditions beyond the control of the existing structure.

Structural Notes

- Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection.

BASEMENT

See 'Structural' section for other details

BASEMENT	Yes No	Functional condition	In need of Repair	Comments
Most recent use			X	Utility, storage, office, bath
EXTERIOR WALLS			X	Stone & Masonry
Areas of water intrusion	Y		X	All elevations
BASEMENT FLOOR			X	Concrete
Signs of heaving or open cracks	Y			No heaving, age typical minor cracking, no large/open cracks
Floor drains present	Y			
Floor drains wet/dry				Wet
Signs of biologic hazard (mold)	Y		X	Multiple signs of mold at joints, drywall and plywood
BASEMENT CEILING			X	Drywall & open joist cavities
Overall condition			X	Poor, water damaged
BASEMENT WINDOWS AND VENTILATION			X	NONE
Screens in place				
Broken windows				
LAUNDRY ROOM				NONE
Washer installed				
Type of supply hose				
Drain hook-up				
Signs of leaks				
Dryer installed				
UTILITY ROOMS	Y			
STORAGE ROOMS	Y			



Typical water damage in basement and active water leak

EXTERIOR ENVELOPE CONDITIONS

Primary exterior wall covering: Old wood siding
 Secondary exterior wall covering: Brick and wood trims
 Areas of damage: All elevations



Top of south wall, rotted and open



Open and broken areas on north wall



Top of east wall, missing, rotted trims



Main south wall, rotted and open

Stairs

<u>Front-</u>	Type:	Cement
	Guardrail:	None
	Overall condition:	Fair - serviceable
<u>Rear:</u>	Type:	Steel
	Guardrail:	Steel, open span design
	Overall condition:	Rusting

Service walks

Front-	Public sidewalk	
Rear-	Type:	Cement pad
	Pitch of service walks-	Varies
	Overall condition:	fair
Side-	None	

EXTERIOR CONDITIONS *continued*

Doors

Front-	Type: Alu. & glass	Overall condition: Average
Deadbolt:	NA	Weatherstripping: No
Locks engaging in jamb:		YES
Peephole:	NA	

Rear-	Type: Steel	Overall condition: Very poor
Deadbolt:	YES	Weatherstripping: No
Locks engaging in jamb:		YES
Peephole:	NA	

Rear 2 nd Floor –		
	Type: Alu. & glass	Overall condition: Average
Deadbolt:	NA	Weatherstripping: No
Locks engaging in jamb:		YES
Peephole:	NA	

Exterior Window conditions

Type of windows:	Aluminum, vinyl, steel
Approximate age of windows:	Older
Insulated Glass: YES & NO	Window locks: YES & NO
Storm windows:	NO
Exterior of wood windows capped:	NO
Exterior of windows caulked:	NO
Broken windows:	NO

**Note- Newer window types typically do not have storm windows*



Typical wood rot at windows



Rotting plywood at boarded windows

EXTERIOR CONDITIONS *continued*

Soffits, Fascia & Eaves

Type: Wood
Vented: NO

Condition: Poor
Continuous soffit vent: NO

Gutters & Downspouts

Gutter Type:
Condition:

Aluminum & galvanized
Poor

** Note – Gutters and downspout openings should be cleaned out seasonally. Clogged gutters often times will lead to roof and wall leakage.*

Downspout type:

Aluminum & corrugated tubing

Condition:

Average

Downspouts tied into sewer system:

NO

Downspout extensions:

NO

Downspouts extended 6 feet:

NO

**Note- downspouts should be extended out from the house 6' as possible without creating a trip hazard in order to keep water away from foundation walls.*

Lintels & Stone sills

Lintel types present:

Brick crown, steel & wood

Window sills:

Wood and cement

Locations in need of repair:

See defect list



Open ceiling to roof at 2nd floor utility room ceiling



Missing guardrail, 2nd floor egress



Rusting duct for main
Kitchen exhaust hood



Open north wall allowing water
intrusion



Hole in north wall, poor siding



Rear elevation

Exterior Notes

- *Downspouts should be extended away from walls at ground level for 6'. If relocating downspouts, do so without creating a trip hazard along service walks or used pathways*
- *Flashings at chimneys should be checked periodically that joints are closed and intact. Chimneys are a prime source of leak problems.*
- *Additional defects may be found when repairs are made to items listed in this report or when remodeling is done to the exterior. We cannot be held responsible for any hidden defects found after the inspection.*
- *Note- If service walks are pitched towards the house, this may contribute to foundation wall water exposure. Check periodically to ensure that the service walk to wall joint is properly sealed.*

8.4.3 - ROOFING

Roof system

Type of main roof:	Flat roof – modified membrane
Condition of roof material:	1 st floor roof – newer, ok 2 nd floor roof – older, poor
Flashing intact at chimney:	Deteriorated
Flashings intact at vents:	Fair condition
Signs of roof leaks:	Several at 2 nd floor ceiling
Number of Roof layers:	Undetermined
Attachment to parapet wall:	Caulk
Bubbles or blisters present:	Minor

Roof penetrations:

Skylights:	None
Plumbing stacks:	Lead & metal flashings
Attic furnace:	NA

Flashings

At valleys:	NA
At eaves:	Membrane

Roof Vents

Standard roof vents:	NO
Ridge vent:	NO

**Note – older homes typically do not have ridge vents*

Chimneys

Type:	Metal	Number of flues:	one each
Condition:	Fair to poor		
Chimney Cap:	YES	Chimney flashing:	Fair
Critter guard:	NA		

Roof Notes

- This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future.*



No term bar for roofing at parapet



2nd floor roof field



Rusting I-beam for deck support



Walkway feet sitting directly on
Roofing material

8.4.4 - PLUMBING

Water supply

Source of domestic water:	Municipal supply
Interior shut-off:	Yes
Water supply entry main:	Behind basement office along north wall
Water supply pipes:	Copper
Supply lines at fixtures:	Braided hose and vinyl tubing

Water drainage

Removal of waste water:	Municipal sewer
Drain & waste lines:	Cast Iron, Copper & PVC
Sump & Ejector pits:	None
Floor drains	YES

Venting – plumbing

Vent stack type at roof:	Lead flashings
Sufficient flashing at vent stacks on roof:	Defective

Hot water tank(s)

Hot water tank:	Size: 50 Gallon
Shutoffs on hot water tank:	Cold inlet: YES Hot outlet: NO
Condition of flue piping at hot water tank, type & size:	Fair
Temperature & pressure relief valve at hot water tank:	Yes
Discharge pipe at hot water tank down to floor:	No
Gas connection type: appliance hose	Drip leg at unit: No

PLUMBING accessories

Laundry sink:	NO
Wash machine:	NO
Gas Dryer:	NO



PVC drain pipe and extension cords



Water main and meter



PVC drains at bar sinks



PVC drains at urinals



Water tanks, rear unit not Functional



PVC and ABS drain pipe, and check valve in bathroom ceiling



2nd floor PVC floor drains



PVC drain tied into copper run

Plumbing Notes

- Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear only after repeated usage, and we cannot be held responsible for these.
- Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.
- *There should not be a shut-off valve on the hot water outlet side of the hot water tank*
- *If the temperature relief valve (TPR) on the hot water tank releases and discharges hot water there may be a serious problem. Turn off the gas to the unit, for safety and call a qualified plumber to evaluate the condition.*
- *The pipe from the TPR should extend down to within 6" of the floor to reduce a scalding hazard*
- *If a faucet seems to be running slower than usual, try unscrewing the aerator at the end of the spout and cleaning the filter inside. That filter tends to clog over time, especially with older piping.*
- *If you are interested about the quality & purity of your Tap water, testing kits are available. Many are very reliable and test for numerous contaminants and bacteria (\$15-\$20)*

Environmental Protection Agency's Safe Drinking Water Hotline 800-426-4791

8.4.5 - HEATING

Heating equipment	YES NO	Functional Condition	In need of Repair	Comments
Furnace #1	N			90%+ AFUE Rheem, 1 st floor front 120,000 BTU RGRA-12ERAJS
Heat working during inspection?	Y		X	
Color of flames				Blue
Furnace #2				90%+ AFUE Rheem, 1 st floor rear 120,000 BTU RGRA-12ERAJS
Heat working during inspection?	Y	X		
Color of flames				Blue
Furnace #3				80%+ AFUE Rheem, 2 nd floor
Size of vent Pipe				2"
Heat working during inspection?	Y	X		
Color of flames				Blue
Combustion air		X		Exterior pipe and 2 nd floor utility room
Condition of vent pipe		X		Overall ok
End termination			X	Roof and exterior walls
Drain size:			X	Unit piping and ¾" PVC
Accessories				
Air cleaner type				Filter
Air cleaner size				16x25x1
EAC functional				NONE
HUM brand/type				NONE
Thermostat type				Programmable
Components				
Condition of ducts				Overall good to fair to non-compliant
Gas supply type				½" black pipe
Main gas shut-off				Near units
Size of flue pipe				4"
Condition of flue pipe				Overall ok

Furnace notes

- *Furnace filters should be changed regularly, at a minimum once at the end of summer and once at the end of winter. If you have pets consider changing the filter monthly.*
- *Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. We do not report on, nor can we be held responsible for, these items.*



1st floor front furnace, water damage and rust at unit cabinet



Dirty 2nd floor furnace



Dirty blower motor



Unit pulling return air from furnace closet



1st floor rear unit



2nd floor unit, pulling return air from closet and in front of floor drain

8.4.6 - AC & VENTILATION

AIR CONDITIONING

AC equipment	YES NO	Functional condition	In need of Repair	Comments
AC #1	Y			1 st floor front Carrier 591AM060-A ~ 13 years old
AC working during inspection				Too cold to test AC units, components in place to appear functional
AC size & SEER				5 ton unit, 10 SEER
AC #2	Y			2 nd floor, Rheem RAKA-060JAZ ~ 11 years old
AC size & SEER				5 ton unit, 10 SEER
AC #3	N		X	1 st floor rear, condenser removed, only A-coil and lineset present
Electrical				
Disconnect near unit?	Y	X		
Liquidtight from disconnect to unit	Y	X		
Signs of Electrical damage	N	X		
Min. 12" & 30" clearances at all sides as req.	Y	X		
Components				
Is lineset insulated	Y		X	Deterioration at insulation
Filter / dryer installed	N			
A-coil inspected	N			
Condensate drain line leads to			X	Drain cups at plumbing
Trap installed on condensate line	N		X	
Secondary drain from A-coil installed?				Install as required by Manufacturer
Roof drip protection				NA
Window air conditioners				None

VENTILATION

Kitchen:	Standard kitchen exhaust hood Through wall exhaust fan over door
Bathrooms:	Standard bath vent fans, Units do not appear to be properly vented to the exterior
Common areas:	Through wall exhaust fans, leaking lots of cold air to the interior
Make-up air for systems:	No intact make-up air ducts visible, typically required in such occupancy



AC condensers on 2nd floor roof



Typical through wall fan
Vanes do not close fully



Homemade AC to 1st floor beer tap station

AC Notes

- Air conditioning systems cannot be checked at temperatures lower than 62 degrees
- The larger of the two copper lines leading to the compressor (unit at the exterior) should always be insulated. An un-insulated line can lead to a 2% - 10% reduction in efficiency.
- Check the drain pipe at the furnace air conditioning coil each season to ensure it is not blocked

8.4.7 - ELECTRICAL

Category	YES NO	Functional condition	In need of repair	Comments
DISTRIBUTION				
Service size & type		X		800 AMP, wire
Service entry		X		Pipe
Adequate support for service pipe	Y	X	X	At this time, limited lifespan of support mast
Weather head attached	Y	X		
Meter housing & ground rod		X		Good condition, none
Service panel location & shut-off		X		1 st floor kitchen, west wall
Panel type & size			X	3 panels in 1 st floor kitchen one 40 position, two 20 position 1 panel in 2 nd floor utility room one 20 position, all need repairs, all breaker panels
Available slots in panel?	Y	X		22 slots open in 1 st floor panels two slots open in 2 nd floor panel
Are breakers labeled?	N		X	
Arc fault breakers?	N			
GFCI breakers?	N			
Suff. clearance around panel	N			
Ground connection to water main	Y			Connector & wire
GENERAL				
220V receptacles	Y			
Signs of old, frayed wiring?	Y		X	
GFCI in Kitchen	Y/N		X	
GFCI in Bathrooms	Y/N		X	
Broken switches	Y		X	
Broken receptacles	Y		X	
Broken lights	Y		X	
Bare bulb fixtures	Y		X	
Floor receptacles	N			
2 prong outlets	N			
Exterior receptacles			X	2 nd floor rear deck area
GFCI protected?	Y			
Exterior grade boxes & fittings?	Y		X	Missing cover
Did tripping GFCI stop current flow?	Y	X		

Electrical Notes

- *Outlets in kitchens and bathrooms must be GFCI. Depending on the location in a kitchen in proximity to a water source not every single outlet must be GFCI*
- *Attempting to do electrical repairs yourself is NOT recommended. Hire an electrician, your life may depend on it.*
- *An electrical panel containing paint or other foreign materials on should be replaced*



Open exterior electrical box



Scorched wires at transformer



Service within reach of stair landing

1st floor panel, open slots



1st floor panels, not labeled



Live buss, main switchboard
1st floor kitchen



2nd floor panel, open slots



Open box, no GFCI, kitchen

8.4.8 – VERTICAL TRANSPORTATION - None

8.4.9 - LIFE SAFETY & FIRE PREVENTION

<u>Primary Egress:</u>	Front door, knob lock, working condition Stairs, 2 nd floor down at front, poor carpet condition Stairs, basement up, handrails and repairs needed
<u>Secondary Egress:</u>	1 st floor rear kitchen door, not functional 2nd floor rear deck, repairs needed, see defect list
<u>Exit signs & lighting:</u>	Most Exit signs not 'ON' during inspection System 3 lights did not come on via test button
<u>Fire extinguishers:</u>	No currently tagged fire extinguishers located Install as required based on occupancy license
<u>Kitchen:</u>	No current tag on kitchen fire suppression system Assess, service and tag system by qualified professional

8.4.10 - INTERIOR ELEMENTS

KITCHEN & GENERAL EQUIPMENT

NOTE: Kitchen equipment was observed during the inspection. This list is provided as a courtesy. Equipment was not tested for full function. Comments are not an endorsement of the equipment. Commercial kitchen equipment needs to be evaluated by a licensed professional in that field.

Kitchen overall: Average to poor condition
 Damaged areas in kitchen: Wall, ceiling and tile damage, multiple locations

APPLIANCES

Refrigerator –	Functioning large double door unit in place, cold Needs thorough cleaning
Dishwasher –	Newer disassembled unit laying in corner
Large stove –	Partially assembled and attached, relatively clean Appears to have had limited use
Salamander unit-	Assembled in place, very dirty, appears to have had extensive use
Kitchen main hood -	Intact, very clean, appears to have had limited use Only 2 grates dirty
3 Prep tables -	Intact, need cleaning, normal wear signs
Cooler prep station -	Appears to be functional, should be fully evaluated and serviced
Large sink -	Needs drain work
Hand sink -	Fair condition, overall ok, needs repairs



Overall view of kitchen



Main exhaust hood grates



Kitchen refrigerator



Outdated tag on fire suppression system



Prep station tables



Kitchen floor drain



Kitchen exhaust fan, dirty
Leaking air



Cement pad in corner of kitchen

BATHROOMS

The building has 5 bathrooms with the following breakdown:

Two Women's bathrooms One on 1st floor – 1 sink, 2 stalls
 One on 2nd floor – 1 sink, 1 stall

Two Men's bathrooms - One on 1st floor – 1 sink, 2 urinals, 1 stall
 One on 2nd floor – 1 sink, 1 stall

Employee bathroom - One in basement – 1 sink, 1 toilet, 1 tub

Style & condition: Older, average to poor
 Room Walls: Drywall, tile, wood panel Bath & Shower walls: Tile
 Floor cover: Ceramic tile and cement



Extension cord, heat tape at pipes
 Under 1st floor men's sink



Porcelain chips on 1st floor urinal



Women's bathroom



2nd floor bath, no GFCI receptacle

Bathroom Fixtures	YES NO	Working condition	In need of repair	Comments
Toilet Caulked to Floor? Signs of Leaks? Floor around toilet	Y	X	X	Older units, damage present No Yes Average
Bidet	N			
Pedestal Sink Signs of Leaks?	Y	X	X	Sinks cracked
Vanity Signs of Leaks?	Y	X	X	
Bathtub Signs of leaks? Caulk joints intact	Y	X		Only in basement employee bath No No, poor tile and caulk conditions
Shower Signs of Leaks? Caulk joints intact Light in shower? Cover over light?	Y	X		Wall head in tub area Yes No, poor condition grout and caulk No NA
Whirlpool	N			
Accessories				
Medicine Cabinet			X	Wall mirrors
Exhaust fan Vented to exterior-	Y		X	Unable to locate intact exterior terminations
Heat lamp	N			
Steam Unit	N			
Shower door	N			
Components				
Linen closet	N			
Door / Lockset	Y	X		Wood panel, push plates
Window	N			NONE
Lighting		X		Ceiling lights, wall sconces, cans
GFCI receptacles	Y/N		X	Not all locations
Plumbing				
Hot & Cold water on proper sides at fixtures?	Y			No hot water
Faucets		X		Chrome, various models
Supply lines/drains			X	Braided metal and vinyl supplies

INTERIOR CONDITIONS

Smoke detectors present: YES – units did not function

Carbon Monoxide detector present: NO – unable to locate functional units

NOTE:

- *Smoke detectors should be located towards the top of a wall or on the ceiling and located within 4" - 12" of the wall/ceiling intersection, not in the middle of the wall or ceiling.*
- *Carbon monoxide detectors should be mounted on the wall in a central location so it will be heard if it goes off.*

Signs of water seepage at any locations: YES – basement multiple locations

GENERAL ROOM COUNT:

Main bar rooms	3
Main seating areas	2
Transition seating hall	1
Outdoor space	1
Office space(s)	1
Kitchen	1
Utility rooms	3

Basement rooms: Utility, mechanical, office, storage

Attic rooms: NONE

Porch enclosures: NONE

INTERIOR FINISH CONDITIONS:

WALL components -	Primary finish: Secondary finishes: Damaged areas:	Drywall Tile Yes, see defects
CEILING components -	Primary finish: Secondary finishes: Damaged areas:	Drywall Acoustical tiles Yes, see defects
FLOORS components -	Primary finish: Secondary finishes: Other surfaces:	Original hardwood Tile Carpet
DOORS conditions -	Rooms: Closets: Lockset types: Locksets working:	Wood panel Wood panel and steel Standard knobs Yes & No
CLOSET SHELVING -	Older wood shelves	
LIGHTING -	Ceiling fans: Wall sconces: Track lighting: Recessed cans: Surface mount fixtures: Dimmers:	Yes Yes Yes Yes Yes Yes



1st floor bar



2nd floor ceiling roof leak signs

EQUIPMENT

1st floor bar coolers – one unit functioning, other unit may not be salvageable

2nd floor bar coolers – Units extensively rusted out. It is unlikely these units can be salvaged. Removal recommended

Triple basin sinks 1st and 2nd floor bars – new compliant drain assemblies needed

Basement walk-in coolers

Rear north walk-in cooler: Unit is extensively rusted out. This unit may not be serviceable. Consider removal and/or replacement

Front basement large walk-in cooler: Unit running but not cold, unit rusted out, powered by extension cord. Debris inside of cooler, wall and ceiling damage with holes inside cooler, unit modified by installation of blower and piping to upstairs – see AC section; Consider removal and/or replacement

Side liquor room cooler – Coil freezing over, various rust spots, fair to poor condition

Seating accessories – damaged frames and vinyl coverings

** See Kitchen section for additional information*



Damaged seating area and hanging ceiling tiles, 1st floor rear bar area



Typical rusted out bar coolers, 1st and 2nd floors

ADDITIONAL AMENITIES

FIREPLACE - NO

ATTIC - NONE

Insulation

- Very limited insulation visible. Consider installing additional insulation as part of exterior wall repairs.

GARAGE or Parking - None

BUILDING ACCESSORIES

* Depending on their type these items may or may not have been inspected. Their presence is nonetheless noted in this report for your convenience. Signs of severe deterioration or hazard are noted for any items as appropriate.



Extensive rust at rear steel staircase



Rotted and leaning walls
At 2nd floor deck



Typical deteriorated vent flashing



2nd floor deck

4. ADDITIONAL CONSIDERATIONS

OCCUPANCY

Due to the condition/layout of the existing space and intended future use, Plans and Permits are required.

- Permit costs are likely to be in the +/- \$1800.00 range
- Architects are hungry right now. What used to cost \$6-8K can be drawn for a lot less right now. Shop around.

The following items will need to be installed and in working order. Some items will also need current inspection and service tags:

- Triple basin sink, Floor drains, Grease trap
- Substantial electrical work
- Gas appliances, draft hood and fire suppression system
- Electrical appliances could significantly reduce installation costs
- Emergency lighting and exit signs
- All bathrooms must be mechanically ventilated
- Make-up air will be required for the Heating/Cooling system
- Detex panic bar type lock at 2nd floor rear doors to egress path
- Repair all exit signs and replace with arrow signs as needed
- Provide compliant handrails at all stairways

If you do decide to install a stage for entertainment the following Code sections may apply. Applicability will depend on occupancy and PPA license details to some extent. The space may fall under various sections of the Code for compliance. These would include but not be limited to:

Chapter 4-156 Art. III

Chapter 15-4 Fire Prevention,

Article X – Scenery and Decorations

Article XIV – Theatre Seating

Article XVII – Smoking Restrictions

PPA LICENSE INFORMATION

- City PPA Guide included as PDF attachment
- You may qualify for a PAV license instead (Performing Arts Venue)
- License cost ranges depending on occupancy. Minimum cost ~\$770.00
- Your space will likely be considered a Class C-2 small assembly unit

7. OUT OF SCOPE CONSIDERATIONS

CODE and CONSTRUCTION CONSIDERATIONS

Assembly Occupancy, Classification

The occupancy content of the entire space including all rooms and/or floors that are under one management or ownership shall be summed up together for the determination of small or large assembly unit.

This interpretation does not apply to the Wrigleyville rooftop clubs.

See Sections 13-56-(070, 080, 090, 310) Class C, Assembly Units, Class C-1, Large Assembly Units, Class C-2, Small Assembly Units, Assembly Units and Open Air Assembly Units

Origin: Department of Construction and Permits

13-84-170 Minimum Number of Exits

The minimum number of exits from every room, space or seating level in Assembly Units shall be not less than the following:

Capacity	Minimum Number of Exits
50 or less	1
51 to 300	2
301 to 1,000	3
More than 1,000	4

13-84-180 Width of Exits

The capacity of exits in Assembly Units other than schools shall be computed as follows:

- (1) Stairs and other vertical exits except in buildings of type III construction;
60 persons per unit of exit width;
in buildings of type III construction,
40 persons per unit of exit width.
- (2) Doorways, corridors and horizontal exit connections:
90 persons per unit of exit width.
- (c) Open plan Schools.

13-84-200 Exit Connections

(a) In theaters, the foyer at the main floor level shall connect to a public street or streets either directly or through a straight and unobstructed corridor equal in minimum width to the aggregate required width of exit; except that not more than one-third of the aggregate exit width may lead to alleys, courts or exit passageways complying with the requirements of Section 3 (13-84-210) . Foyers and connecting corridors may have ramps having a slope of not more than one in ten.

(b) In rooms of Assembly Units other than theaters, exits may lead to any horizontal or vertical means of exit complying with the requirements of Chapter 10(13-160) .

(c) Vertical exits shall be cumulative between floors in case of open multi-leveled type spaces such as balconies and mezzanines in theatres.

(Amend. Coun. J. 3-25-70, p. 8250.)

13-84-290 Accessibility For Handicapped

Accessibility for Handicapped: Places of assembly shall conform to the following requirements in addition to requirements set forth in other Sections of this Code:

(a) Such places of assembly shall provide a clear space in the assembly units for individuals in wheel chairs;

(b) These spaces shall be located so as not to interfere with egress from any row of seats;

(c) Places of assembly with fixed seating arrangements shall provide viewing positions for individuals in wheel chairs in accordance with the following schedule:

Capacity of Assembly Space:	Number of Viewing Spaces:
Up to 50 seats:	2 spaces
51 to 400 seats:	4 spaces
401 or more seats:	An even number of spaces not less than 1% of total seats

13-84-050 Special Enclosures and Separations

(a) The floor construction and enclosing partitions of assembly rooms having a capacity exceeding 300 persons shall be of construction providing fire resistance of not less than two hours.

(b) The floor construction and enclosing partitions of assembly rooms having a capacity not exceeding 300 persons shall be of construction providing fire resistance of not less than one hour.

(c) Partitions, floor constructions and ceiling construction enclosing all public corridors of Assembly Units shall be of construction providing fire resistance of not less than one hour.

(d) Floor construction over basements of Type III schools shall comply with Section 6 (13-60-200) (a) of this Code.

13-84-230 Aisles and Seating

All aisles and seating in Assembly Units shall comply with the requirements of this Section.

(a) Arrangement of Aisles. Every aisle shall lead to an exit door or to another aisle leading directly to an exit.

(b) Seating. No row of seats shall have more than fourteen seats between aisles and not more than seven seats abutting an aisle at one end only, with the following exceptions:

(1) In Assembly Units of Type I-A or I-B construction, other than theaters, there may be not more than twenty seats between aisles and not more than ten seats abutting an aisle at one end only.

(2) When the distance between rows of seats is increased above that required by Section 3 (13-84-230) (e), the number of seats between aisles may be increased by one seat for each inch that such distance is increased; provided, however, that in no case shall there be more than ten seats in a row abutting an aisle on one end only. (3) When the distance between rows of seats is increased above that required in Section 3 (13-84-230) (e) by an amount of eight inches, rows not exceeding forty-eight seats between aisles shall be permitted.

(c) Transverse Aisles.

(1) Transverse aisles leading to exits shall be provided at the rear of every seating level unless there are exits at the end of each longitudinal aisle.

(2) Transverse aisles shall be provided in all seating levels so that in no case shall there be a difference of level exceeding twelve feet between intermediate transverse aisles nor six feet from the lowest seat platform and a transverse aisle; provided, however, that in lieu of such transverse aisles there may be vomitories or other direct exits from each longitudinal aisle located at the same maximum difference of level.

(d) Width of Aisles.

(1) No aisle shall be less than thirty-six inches in width except that aisles with seats on one side only, and aisles serving not more than sixty seats, may have a minimum width of thirty inches.

(2) Transverse aisles shall have a minimum width of forty-four inches.

(3) Aisles shall be increased in width where necessary to provide a clear width at every point equal to eighteen inches for each 100 persons served. Such increase shall be cumulative in the direction of normal exit.

(e) Spacing of Rows.

(1) Rows of seats without backs shall be not less than twenty-eight inches apart measured from corresponding points of adjacent rows. Telescoping bleachers without backs shall be not less than twenty-four inches apart measured from corresponding points of adjacent rows.

(2) Rows of seats with backs shall be spaced not less than thirty-four inches apart, measured back to back except that such distance may be reduced to thirty-two inches when the thickness of the back does not exceed three-fourths inch.

(Amend. Coun. J. 5-28-58, p. 7799.)

13-84-410 Building Capacity Signs to be Posted

(a) In every theater, public assembly unit or open air assembly unit and in every room or in any portion of such units which is used as a place of assembly, there shall be conspicuously posted signs indicating the number of persons who may legally occupy such rooms and space. Such signs shall read as follows:

Occupancy By More Than _____ Persons Is Dangerous And Unlawful Building
Commissioner of Construction and Permits City of Chicago

(b) Such signs shall be furnished by the Department of Construction and Permits and shall be fifteen inches in width by twelve inches in height. The lettering thereon indicating the lawful occupancy shall be of bold gothic type in red on a background of white, shall not be less than one inch in height and the numerals shall be one and one-quarter inches in height, and such lettering and numerals shall be properly spaced to provide good visibility.

(c) Such signs shall be illuminated, shall be durable, and shall be substantially secured to wall or partition.

(d) Such signs shall be located at the main entrance to such space or room so as to be conspicuously visible to a person entering such space or room.

(e) The fee for each location shall be \$125.00 for up to 300 occupants plus \$1.00 for each additional occupant. "Location" for purposes of this Section shall mean one or more rooms functioning as assembly units within a single structure and operated by the same owner or lessee. In locations that require more than one sign, the fee formula shall be based on the aggregate assembly capacity. A supplemental fee of \$100.00 shall be charged for each additional card issued under a single application. \$100.00 shall be charged for the issuance of each replacement card.

(f) The formula for existing assembly units that require one or more cards due to remodeling, alterations, addition, or reconfiguration of the floor plan shall be based solely on such room or space which has been altered.

13-84-420 Building Capacity Approval Required

The number of persons permitted to occupy theaters, public assembly units and open air assembly units shall be as approved by the Department of Buildings and shall be in conformity with the provisions of Chapter 3(13-56) of this Code.

13-160-210 Capacity of Exits

(a) Occupants per Unit Exit Width. The capacity of exit s, except in Assembly Units and in Open Air Assembly Units, shall be computed as follows:

(1) Stairs and other vertical exit s except smokeproof towers: 40 persons per unit of exit width.

(2) Smokeproof towers: 60 persons per unit of exit width.

(3) Doorways, outside exit s, horizontal exit s and exit connections : 60 persons per unit of exit width.

(b) Assembly Units. In Assembly Units the capacity of exit s shall comply with the requirements of Chapter 3 (13-84) .

(c) Open Air Assembly Units. In Open Air Assembly Units the capacity of exit s shall comply with the requirements of Chapter 4(13-88) .

(d) Automatic Sprinklers. In buildings equipped throughout with an approved system of automatic sprinklers, the capacity of exit s as established in this Section and Section 3(13-84-180) (b) and (c) may be increased fifty percent.

(e) Vertical Exit s. The total width of vertical exit s at any point shall be based on the requirements of the floor having the largest occupancy content which is served by such vertical exit s. The required width of vertical exit s serving more than one floor shall not be cumulative except as required by the provisions of Chapter 3 (13-84) for Assembly Units and Chapter 4 (13-88) for Open Air Assembly Units. Under no circumstances shall stairways decrease in width in the line of travel.

(f) Grade Floor Exit s. The width of outside exit s at grade shall be determined by the required width of vertical exit s discharging on the grade floor plus the exit width required for the grade floor occupancy content.

(g) Mezzanine Floors. The occupancy content of a floor shall include the occupancy content of all mezzanine floors discharging thereon.

(Amend. Coun. J. 11-6-85, p. 21658.)

Interpretation Note : The Chicago Fire Department has rendered interpretations for this Section of the Building Code. Please see " *Exits in Existing Buildings* " and " *Maximum Travel Distance, Permitted Increase* "

13-200-320 Assembly Occupancy Alterations

Any stage or projection block hereafter altered or remodeled shall comply in its entirety with the provisions of this Code for new construction:

(a) In Assembly Units having fixed seating, any alteration of the seating arrangement or of any means of exit shall comply with the provisions of Chapter 3(13-84) , and any such alterations of seating shall comply with all the means of egress requirements of this Code.

(b) No alteration or extension of any existing system of heating or refrigeration or any system of piping or machinery in which hazardous gases or liquids are contained, or which are prohibited in an Assembly Unit under this Code, shall be made, unless all parts of such system and the rooms or spaces containing them shall be made to comply with the provisions of this Code.

(c) Any room in an Assembly Unit hereafter converted for any use requiring special protecting under this Code shall be made to comply with the provisions of this Code for such special protection.

(d) Areas used for storage of combustible containers in new and existing buildings with exhibition areas shall be enclosed with two-hour fire resistive construction and shall be equipped with a standard sprinkler system, as defined in Chapter 9(15-16) of this Code.

(e) Fire Alarm systems and other fire protection systems shall be provided, in accordance with requirements of Chapter 9(15-16) .

(f) Exit lights shall be provided, in accordance with requirements of Section 10(13-160-700) .

(g) Means of egress lighting shall be provided, in accordance with the requirements of Section 10(13-160-660) .

(h) Emergency electrical systems and lighting shall be provided, in accordance with the requirements of Chapter 14-48.
(Amend. Coun. J. 6-14-95, p. 2841.)

APPROVED PLANS and/or DOCUMENTATION onsite during inspection

City permit posted	NO	City stamped blueprints	NO
Contract documents	NO	Change orders	NA

PURPOSE OF INSPECTION

The purpose of the inspection is general in nature. We did not conduct an in-depth examination of any blueprints, dimensions or engineering criteria used in the construction of this building. Depending on construction style, some areas, systems or components of the building may not be accessible or visible during the inspection to allow review.

We can reduce your risk of non-compliant conditions. However, we cannot eliminate it; nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant.

This inspection report may contain information about discrepancies, generally unacceptable trade practices, or blatant code issues. It is not within the scope of this report to resolve such issues.

We can review supplied blueprints during the inspection to verify general plan adherence. A thorough review of blueprints and construction details requires an extensive amount of time and is better performed under a consulting contract. This report is for the express purpose of visual inspection, as specified within our contract; and for generally accepted trade standards.

Corrective measures or modifications to the space prior to purchase should be discussed between the Buyer & Seller and their representatives. A follow up inspection to verify compliance of agreed terms can be arranged.

LIMITATIONS

This inspection report should not be considered to be a full compliance inspection for your applicable municipal or non-governmental codes or regulations. Your municipality may have additional requirements based on occupancy, ownership or permit application information that is not available to us. This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Such determinations should be made by your Architect or Engineer. This report does not constitute any express or implied warranty of fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy or expected life of the components are general estimates based on available industry information about such components. Wide variations can be expected between such estimates and actual lifespan based on usage.

END OF REPORT